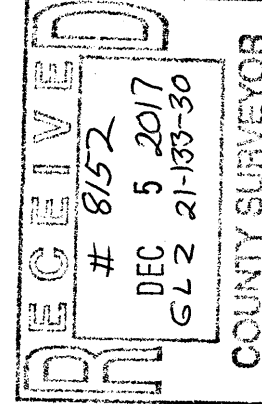


Quiet Title Action Survey

Cass County

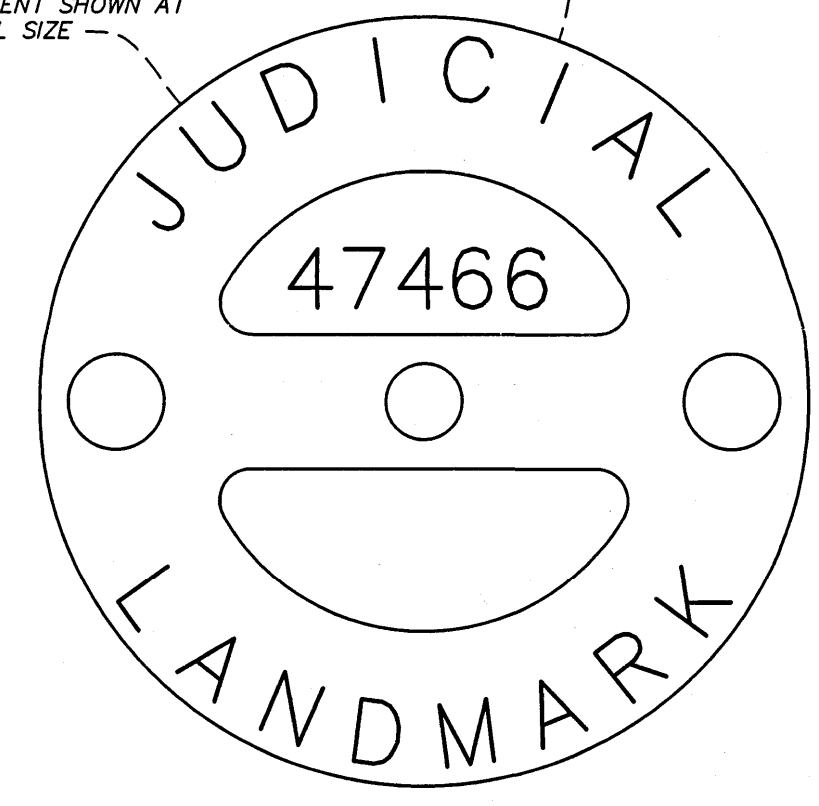
Court File No. 11-CV-17-403



SCALE: 1" = 40'

LEGEND:

- Denotes found iron monument
- Denotes set lath on 11/16/2016
- ⊙ Denotes set iron monument
- ⊙ Denotes set Judicial Landmark (JLM), cast iron monument, on 8/25/17 (set down 0.2)
- ⊙ Denotes nail
- ⊙ Denotes power pole
- ⊙ Denotes mailbox pedestal
- ⊙ Denotes telephone pedestal
- ⊙ Denotes septic cleanout
- LS 3091 Denotes Dean Anderson, LS
- LS 17253 Denotes Bruce W. Grivna, LS (Westwood, CMS)
- LS 21367 Denotes Terry Freeman, LS (Cass Co. Surveyor)
- LS 23668 Denotes James Kramer, LS (KLD)
- ⊙ Denotes gravel surface
- OHE — Denotes overhead electric
- (JN) Denotes Jim Nielsen, LS - 1996 survey dimension
- (BRS) Denotes BERNDTS RIVER SHORES plat dimension, Filed 12/20/2006 as Doc. No. 521488, KLD



I HEREBY CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA. I FURTHER CERTIFY THAT JUDICIAL LANDMARKS WERE SET ON AUGUST 25, 2017 AT THE LOCATIONS SHOWN HEREON IN ACCORDANCE WITH THE FINDINGS OF THE DISTRICT COURT, NINTH JUDICIAL DISTRICT IN CASS COUNTY CASE NO. 11-CV-17-403.

SIGNED Craig A. Wensmann P.L.S. NO. 47466
 DATE 11/20/17

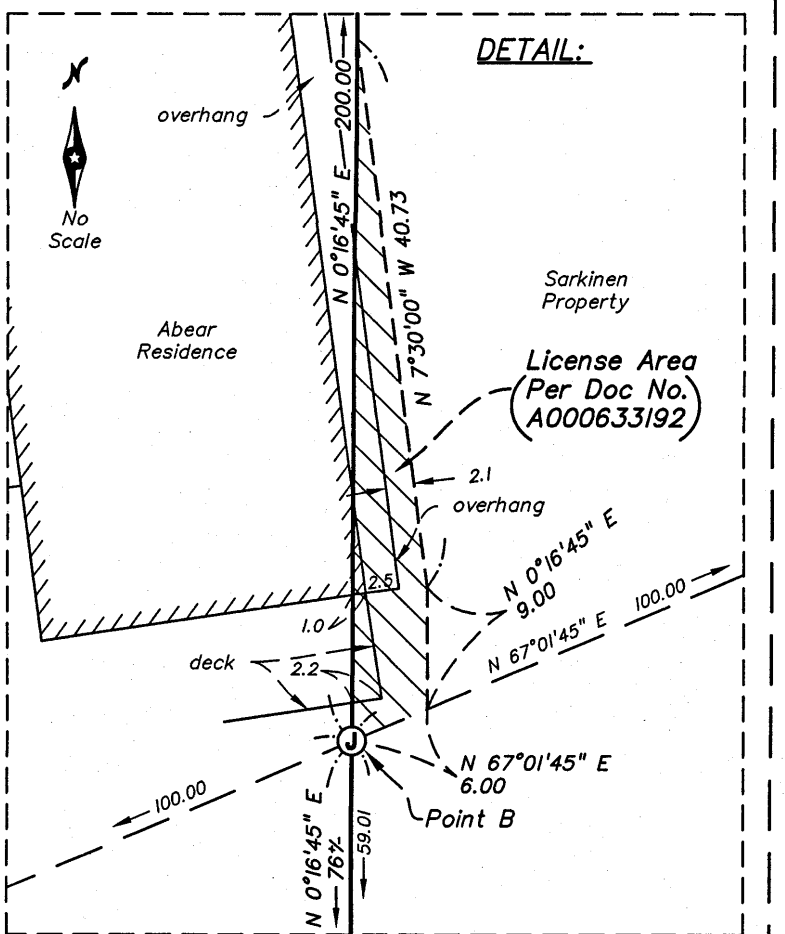
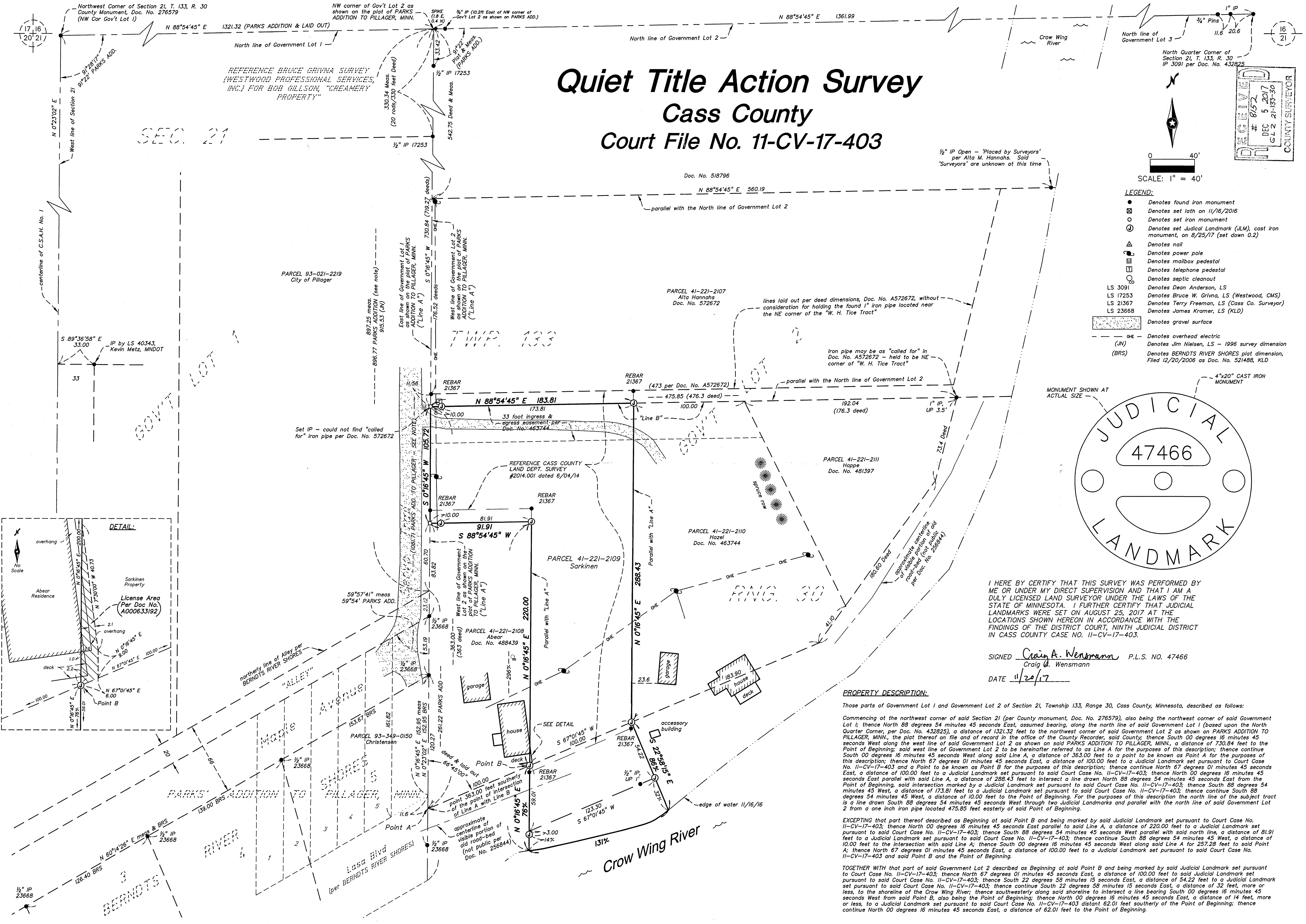
PROPERTY DESCRIPTION:

Those parts of Government Lot 1 and Government Lot 2 of Section 21, Township 133, Range 30, Cass County, Minnesota, described as follows:

Commencing at the northwest corner of said Section 21 (per County monument, Doc. No. 276579), also being the northwest corner of said Government Lot 1; thence North 88 degrees 54 minutes 45 seconds East, assumed bearing, along the north line of said Government Lot 1 (based upon the North Quarter Corner, per Doc. No. 432825), a distance of 1321.32 feet to the northwest corner of said Government Lot 2 as shown on PARKS ADDITION TO PILLAGER, MINN., the plat thereof on file and of record in the office of the County Recorder, said County; thence South 00 degrees 16 minutes 45 seconds West along the west line of said Government Lot 2 as shown on said PARKS ADDITION TO PILLAGER, MINN., a distance of 730.84 feet to the Point of Beginning; thence west line of Government Lot 2 to be hereinafter referred to as Line A for the purposes of this description; thence continue South 00 degrees 16 minutes 45 seconds West along said Line A, a distance of 363.00 feet to a point to be known as Point A for the purposes of this description; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to a Judicial Landmark set pursuant to Court Case No. 11-CV-17-403 and a Point to be known as Point B for the purposes of this description; thence continue North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence North 00 degrees 16 minutes 45 seconds East parallel with said Line A, a distance of 288.43 feet to intersect a line drawn North 88 degrees 54 minutes 45 seconds East from the Point of Beginning, said intersection marked by a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence South 88 degrees 54 minutes 45 seconds West, a distance of 100.00 feet to the Point of Beginning. For the purposes of this description the north line of the subject tract is a line drawn South 88 degrees 54 minutes 45 seconds West through two Judicial Landmarks and parallel with the north line of said Government Lot 2 from a one inch iron pipe located 473.85 feet easterly of said Point of Beginning.

EXCEPTING that part thereof described as Beginning at said Point B and being marked by said Judicial Landmark set pursuant to Court Case No. 11-CV-17-403; thence North 00 degrees 16 minutes 45 seconds East parallel to said Line A, a distance of 220.00 feet to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence South 22 degrees 58 minutes 15 seconds East, a distance of 54.22 feet to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence continue South 22 degrees 58 minutes 15 seconds East, a distance of 32 feet, more or less, to the shoreline of the Crow Wing River; thence southwesterly along said shoreline to intersect a line bearing South 00 degrees 16 minutes 45 seconds West from said Point B, also being the Point of Beginning; thence North 00 degrees 16 minutes 45 seconds East, a distance of 14 feet, more or less, to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403 distant 62.01 feet southerly of the Point of Beginning; thence continue North 00 degrees 16 minutes 45 seconds East, a distance of 62.01 feet to the Point of Beginning.

TOGETHER WITH that part of said Government Lot 2 described as Beginning at said Point B and being marked by said Judicial Landmark set pursuant to Court Case No. 11-CV-17-403; thence North 67 degrees 01 minutes 45 seconds East, a distance of 100.00 feet to said Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence South 22 degrees 58 minutes 15 seconds East, a distance of 54.22 feet to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403; thence continue South 22 degrees 58 minutes 15 seconds East, a distance of 32 feet, more or less, to the shoreline of the Crow Wing River; thence southwesterly along said shoreline to intersect a line bearing South 00 degrees 16 minutes 45 seconds West from said Point B, also being the Point of Beginning; thence North 00 degrees 16 minutes 45 seconds East, a distance of 14 feet, more or less, to a Judicial Landmark set pursuant to said Court Case No. 11-CV-17-403 distant 62.01 feet southerly of the Point of Beginning; thence continue North 00 degrees 16 minutes 45 seconds East, a distance of 62.01 feet to the Point of Beginning.



REV. NO.	DATE	DESCRIPTION

DATE: 8/30/17	DESIGN BY: CJR	CHECKED BY: CAW/DDP
DRAWN BY: CJR	DWG FILE: Torrrens_Reg	FILE NO.: 16-0328.00

I hereby certify that this survey plan, or report was prepared by me or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.

Signed: Craig A. Wensmann
 Date: 11/20/17 Reg. No. 47466

BOGART, PEDERSON & ASSOCIATES, INC.
 LAND SURVEYING
 CIVIL ENGINEERING
 MAPPING
 13076 FIRST STREET, BECKER, MN 55508-9322
 TEL: 763-262-8622 FAX: 763-262-8644

Survey
 Garret/Jane Sarkinen
 Pt. of Gov't Lot 2
 Sec. 21, T. 133, R. 30
 Cass County, Minnesota

SHEET NO. 1